MAYO SHUTTLE SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Mayo Foundation, a Minnesota nonprofit corporation, owner of the following described property:

The West 82 feet of Lot 4 and West 82 feet of the South 8 feet of Lot 5, Block 1, Elliott's Subdivision of the W ½ of Outlots 4 and 5 of Cummings Addition to the City of Rochester, Olmsted County, Minnesota.

And

The West 94 feet of Lot 3, Block 1, Elliott's Subdivision, Rochester, Olmsted County, Minnesota.

And

The North 60 feet Lot 2, Block 1, Elliott's Subdivision, Rochester, Olmsted County, Minnesota.

And

Lot 1 and 2, except the North 60 feet of said Lot 2, all in Block 1 of Elliott's Subdivision of West ½ Outlots 4 and 5 Cummings Addition to the City of Rochester, Olmsted County, Minnesota.

And

That part of Outlots 3 and 4, Cummings Addition, Rochester, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 1, Block 1 of Elliott's Subdivision of West ½ Outlots 4 and 5 Cummings Addition to the City of Rochester; thence North 01 degree 54 minutes 02 seconds West, assumed bearing, along the east line of said subdivision, 147.00 feet; thence North 89 degrees 27 minutes 06 seconds East, 55.00 feet; thence South 01 degree 54 minutes 02 seconds East, 13.29 feet; thence North 89 degrees 28 minutes 16 seconds East, 50.00 feet; thence North 01 degree 54 minutes 02 seconds West, 133.69 feet to the south line of 1st Street Southwest as presently monumented; thence North 89 degrees 29 minutes 25 seconds East along said south line, 84.71 feet; thence South 01 degree 05 minutes 52 seconds East, 120.01 feet; thence North 89 degrees 29 minutes 25 seconds East, 34.84 feet; thence North 01 degree 07 minutes 52 seconds West, 4.11 feet; thence North 89 degrees 27 minutes 06 seconds East, 52.00 feet; thence South 01 degree 07 minutes 52 seconds East, 151.34 feet to the north line of 2nd Street Southwest as presently monumented; thence South 89 degrees 27 minutes 06 seconds West, along said north line, 272.89 feet to the point of beginning.

And

The West 50 feet of the N ½ of that tract of land lying South of First Street SW, formerly Fourth Street bounded as follows: Commencing at a point 17 feet North and 55 feet East of the SW corner of the E ½ of Outlot 4, Cummings Addition to Rochester, Minnesota, thence north parallel with the west line of the E ½ of Outlots 4 and 5, 301 feet, thence east to east line of said Outlot 5; thence south on the east line of Outlots 4 and 5 to a point 17 feet north of the SE corner of said Outlot 4, thence west to beginning.

Containing in all, 1.97 acres, more or less.

Has caused the same to be surveyed and platted as MAYO SHUTTLE SUBDIVISION and does hereby dedicate to the public for public use, the public ways and the utility easements as created by this plat.

In witness whereof, said Mayo Foundation, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 22nd day of November, 2024.

SIGNED: Mayo Foundation

Tim Siegfried, Division Chair
Phillip Plenka, Section Head
STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on November 22, 2024 by Phillip Plenka, Section Head, Facilities Planning + Design Tim Siegfried, Division Chair of Mayo Foundation, a Minnesota nonprofit corporation.

Notary Public, Olmsted County, Minnesota — Anne M Sill, Notary Printed Name

My commission expires January 31, 2029

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 1ST day of November, 2024.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on November 1, 2024 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Anne M Sill, Notary Printed Name

My commission expires January 31, 2029

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26 day of NOVEMBER, 2024.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of MAYO SHUTTLE SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 17th day of December, 2024, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 30th day of December, 2024.

DOCUMENT NUMBER A1617092

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of December, 2024, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy Wendy von Wald

1633A

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

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MAYO SHUTTLE SUBDIVISION

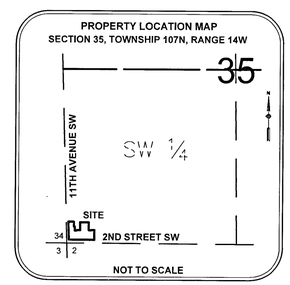
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0 20 40
SCALE IN FEET

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF ELLIOTT'S SUBDIVISION WHICH IS ASSUMED TO BE N01°34'45"W.

CENTERLINE
1ST STREET SW
S89°44'24"E 82.04
33
8.00
10
L1
N. LINE LOT 4
N. LINE S. 8 FEET LOT 5
10X10 FOOT UTILITY EASEMENT
FOUND REBAR
N. LINE OUTLOT 4 CUMMINGS ADDITION
FOUND ¾ INCH BENT IRON PIPE
S89°44'24"E 134.71
S. LINE 1ST STREET SW AS MONUMENTED
84.71 (N89°29'25"E DESC.)
FOUND ½ INCH IRON PIPE
N. LINE OUTLOT 3 CUMMINGS ADDITION
FOUND 1 INCH IRON PIPE
FOUND IRON PIPE RLS 59823
5
4
3
2
1
ELLIOTT'S SUBDIVISION
5 FOOT UTILITY EASEMENT
E. LINE LOT 4
E. LINE W. 82 FEET LOTS 4 & 5
63.33
S01°34'45"E 71.33
82
S89°53'27"E 12.01
S. LINE LOT 4
FOUND ¾ INCH IRON PIPE
50
E. LINE W. 50 FEET N ½ DESC. PARCEL
N01°07'52"W 120.41
(N01°54'02"W DESC.) N01°07'52"W 133.69
S00°19'47"E 120.01 (S01°05'52"E DESC.)
E. LINE LOT 3
94
S01°34'45"E 62.80
E. LINE W. 94 FEET LOT 3
N01°07'52"W 5.60
29.66
S89°45'54"E
(N89°27'06"E DESC.) S89°46'44"E 55.00
FOUND MARKED CIRCLE ON CONCRETE WALL
CUMMINGS ADDITION
(N01°07'52"W DESC.) N00°21'42"W 4.11
(N89°27'06"E DESC.) S89°46'44"E 52.00
OUTLOT A
(N89°29'25"E DESC.) S89°44'24"E 34.84
S89°46'44"E 52.00
4.11
S. LINE LOT 3
N. LINE LOT 2
FOUND IRON PIPE RLS 18887
FOUND IRON PIPE RLS 11622
(N89°28'16"E DESC.) S89°45'35"E 50.00
(S01°54'02"E DESC.) S01°07'52"E 13.28'
S. LINE W. 50 FEET N ½ DESC. PARCEL
OUTLOT 4
OUTLOT 3
11TH AVENUE SW
CENTERLINE
N01°34'45"W 275.59
267.59
60
BLOCK 1
LOT 1
SUBDIVISION
S. LINE N. 60 FEET LOT 2
E. LINE OUTLOT 4
W. LINE OUTLOT 3
(N01°54'02"W DESC.) N01°07'52"W
N01°07'52"W 147.00 (N01°54'02"W DESC.)
147.23
S00°21'42"E 151.34 (S01°07'52"E DESC.)
E. LINE LOT 2
5 FOOT UTILITY EASEMENT
W. LINE E ½ OUTLOT 4 CUMMINGS ADDITION
33
E. LINE LOT 1 ELLIOTT'S SUBDIVISION
5 FOOT UTILITY EASEMENT
S. LINE LOT 2
S. LINE LOT 1
SE COR. LOT 1 ELLIOTT'S SUBDIVISION FOUND 1 INCH SQ. BAR
(S89°27'06"E DESC.) 272.69
FOUND ¾ INCH IRON PIPE
5 FOOT UTILITY EASEMENT
N. LINE 2ND STREET SW AS MONUMENTED
55.00
N89°46'44"W 395.50
FOUND ¾ INCH LEANING IRON PIPE
17.00
SW COR. E ½ OUTLOT 4 CUMMINGS ADDITION
PUBLIC RIGHT OF WAY PER BK. O, PG. 298
17
50
33
2ND STREET SW
(PLATTED AS ZUMBRO STREET)
CENTERLINE

PROPERTY LOCATION MAP
SECTION 35, TOWNSHIP 107N, RANGE 14W



NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND IRON MONUMENTS UNLESS OTHERWISE NOTED.

(DESC.) = DESCRIBED BEARING OR DISTANCE PER DOCUMENT NUMBER A1590978 AS NOTED.

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